

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Final Plat No. 01026  
Vavrina Meadows 9<sup>th</sup> Addition

**DATE:** June 17, 2002

**PROPOSAL:** A final plat consisting of 170 lots.

**LAND AREA:** 140.61 acres

**CONCLUSION:** Final plat is in conformance with the preliminary plat.

<b><u>RECOMMENDATION:</u></b>
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Approval
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 14, 18, 20, 21, 22, 23, 24, 25, 67, 68, and 75, all I.T.'s; Lot 1 Block 10 of Vavrina Meadows and the vacated street right-of-way adjacent thereto; Lot 1 Block 9 of Vavrina Meadows and the vacated street right-of-way adjacent thereto; Lots 1-12, Block 3 and Outlot "C" of Vavrina Meadows 6<sup>th</sup> Addition; and Outlots "C" and "D" of Vavrina Meadows 7<sup>th</sup> Addition; all located in the west ½ of Section 24, T9N, R6E of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.

**LOCATION:** S. 14<sup>th</sup> Street & Yankee Hill Road

**APPLICANT:** Krueger Development, Inc.  
2929 Pine Lake Road  
Lincoln, NE 68516

**OWNER:** same

**CONTACT:** Lyle Loth - ESP  
601 Old Cheney Road, Suite A  
Lincoln, NE 68512  
(402) 421-2500

**EXISTING ZONING:** R-3 Residential

**EXISTING LAND USE:** Acreage lots and fields

**SURROUNDING LAND USE AND ZONING:**

North: R-3	Vavrina Meadows residential
South: O-3 and R-3	residential, office, and golf course
East: AG	vacant, future residential
West: I-3	developing commercial/industrial

**HISTORY:** The Vavrina Meadows 1<sup>st</sup> Addition Preliminary Plat and C.U.P. was accepted and approved by City Council on **May 7, 2001**.

**UTILITIES:** To be provided with this plat

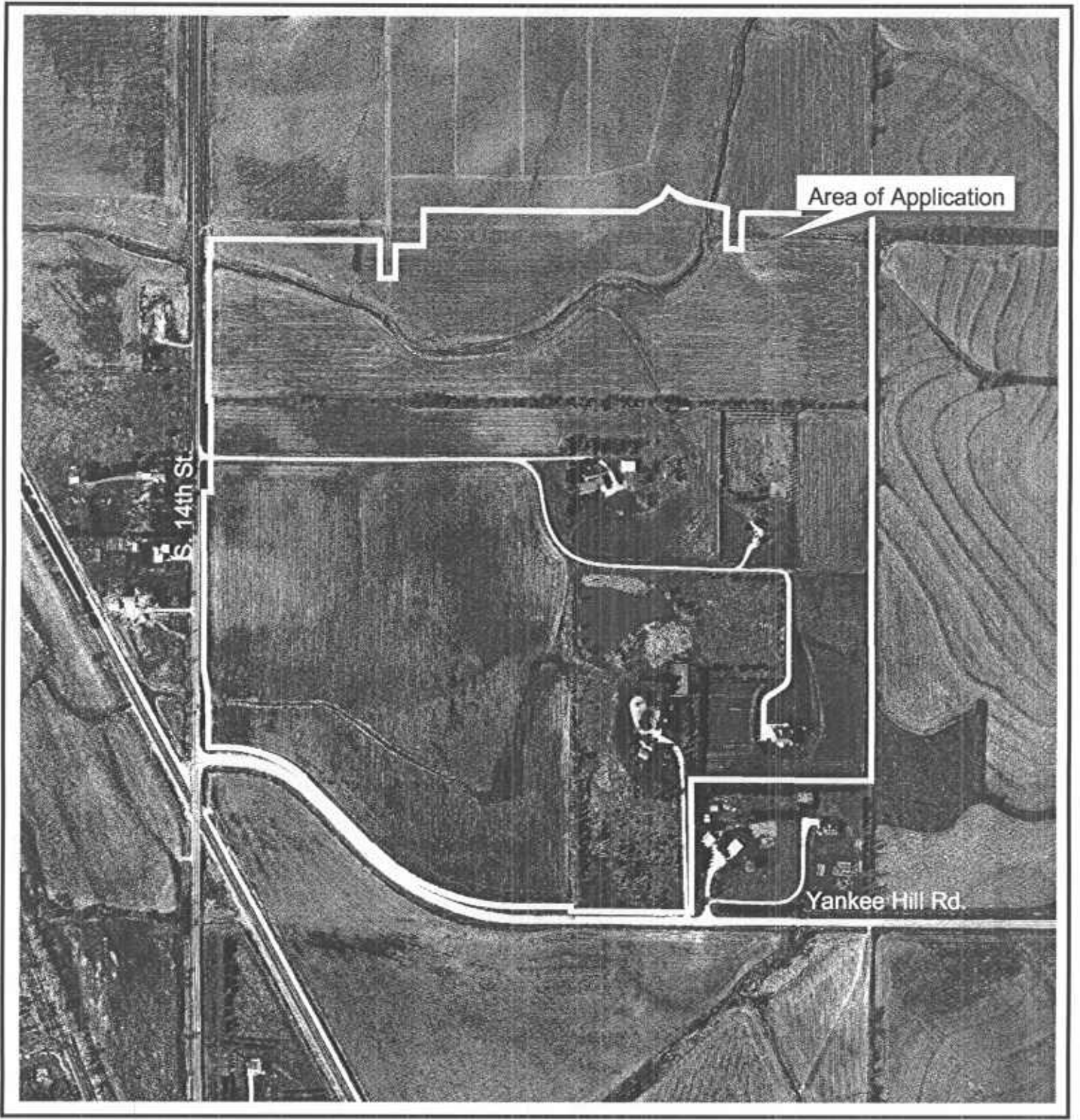
**TRAFFIC ANALYSIS:** S. 14<sup>th</sup> Street and Yankee Hill Road are classified as arterials in the 2025 Comprehensive Plan.

**ANALYSIS:**

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. An agreement for escrow of security fund has been accepted for the completion of sidewalks (including sidewalks in pedestrian way easements), private roadways, street trees, street signs, and setting permanent monuments.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

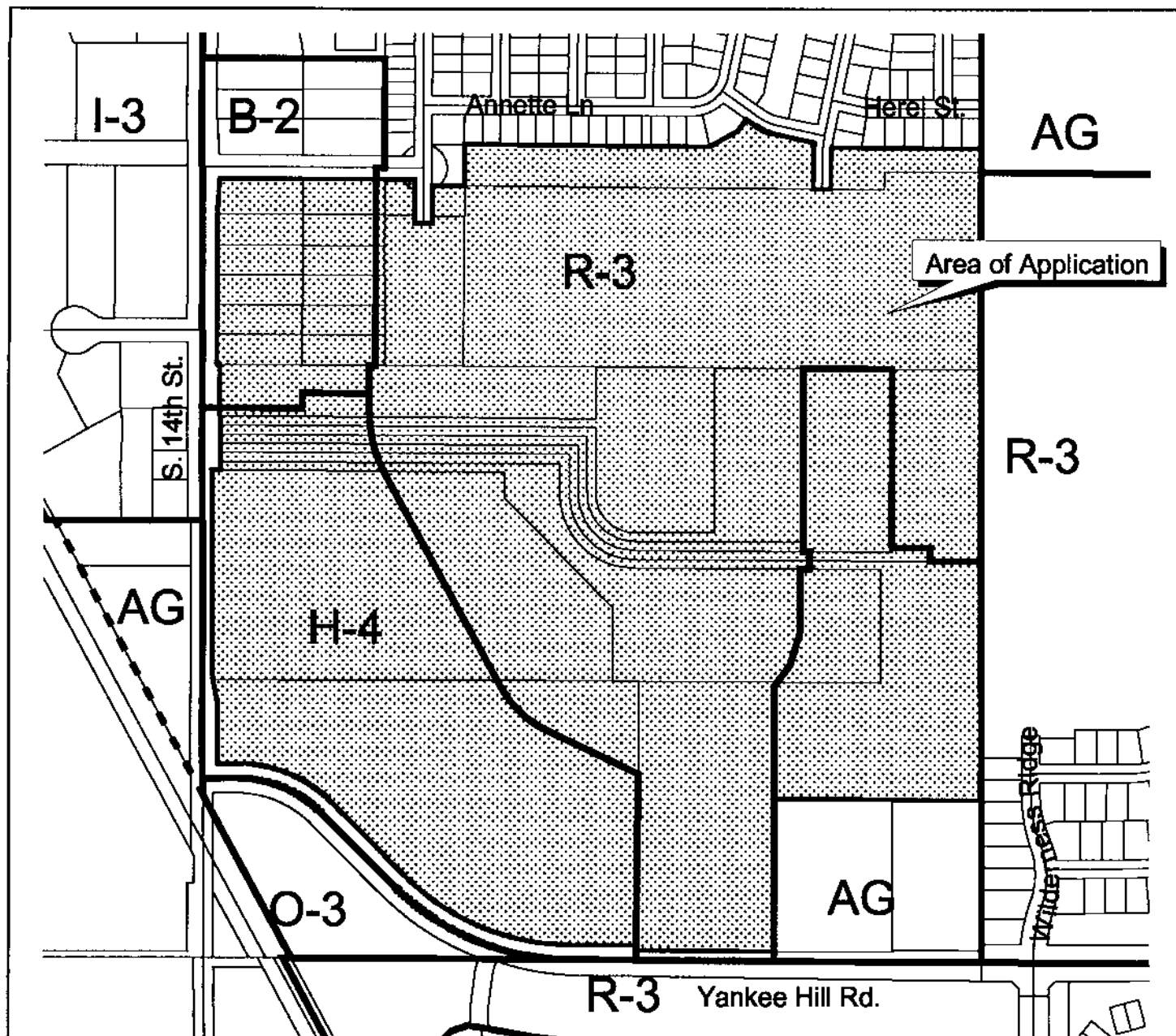
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Jason Reynolds  
Planner



**Final Plat #01026**  
**Vavrina Meadows 9th Addition**



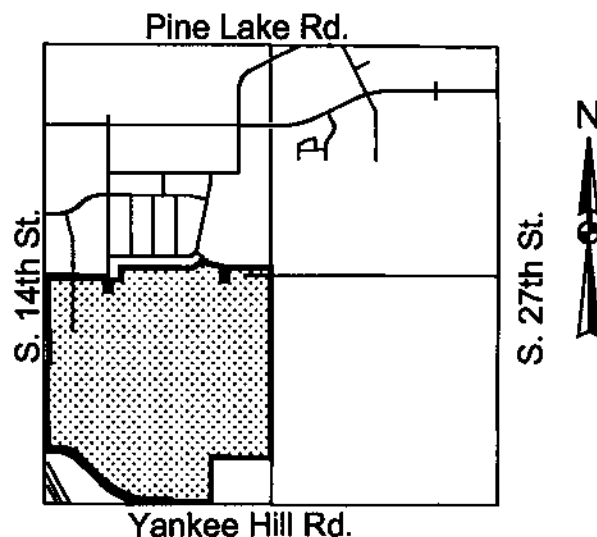
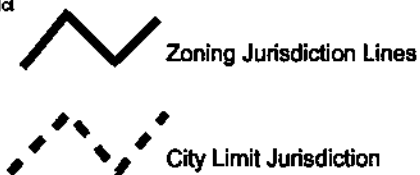


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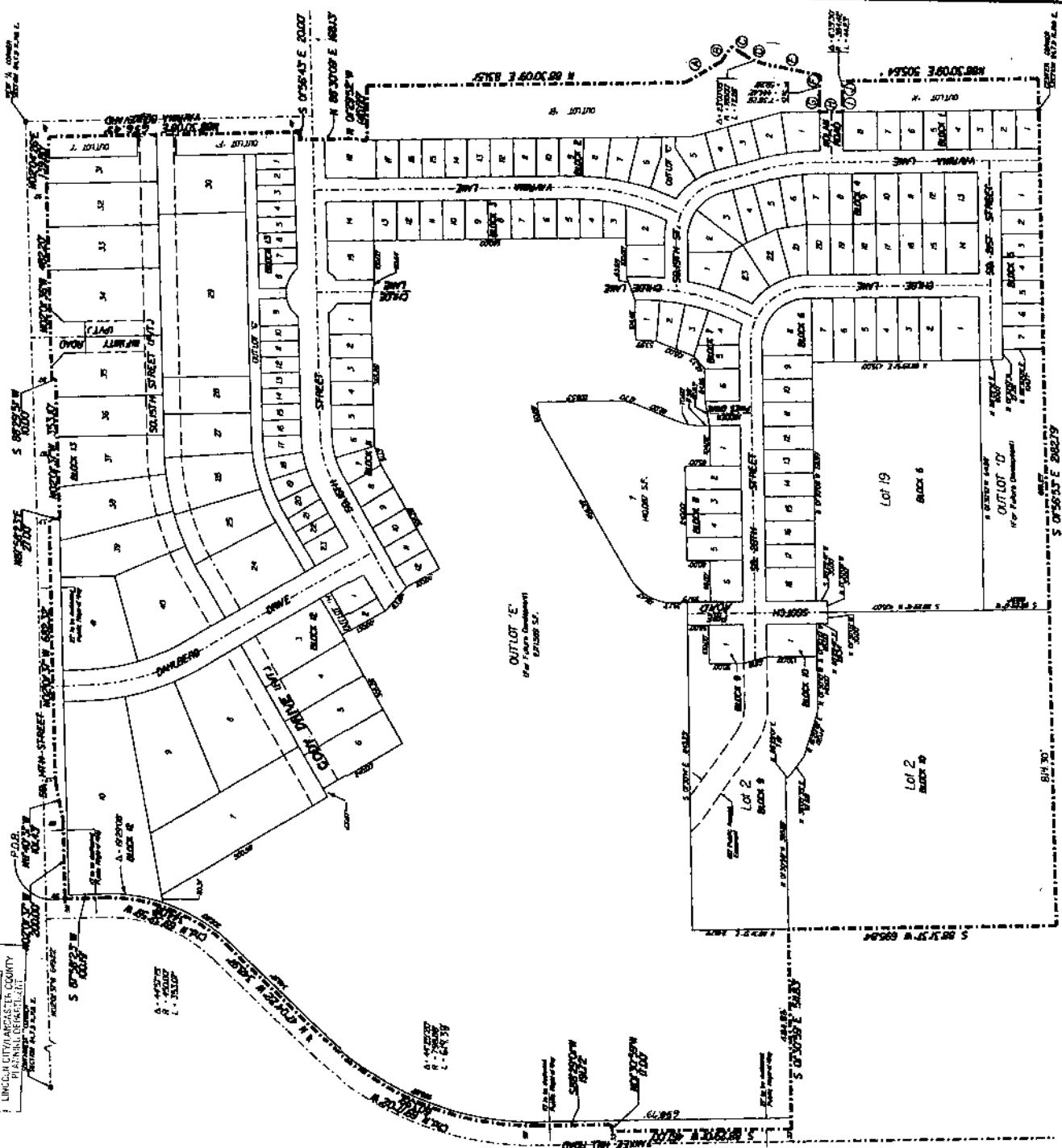
### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 24 T9N R6E



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LINCOLN CITY/EASTASHER COUNTY  
PLANNING DEPARTMENT

# Vavrina Meadows 9th Addition

